170.B	0001	0402.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	615,800	/	615,800
USE VALUE:	615,800	/	615,800
ASSESSED:	615,800	/	615,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		PARK AVE, ARLINGTON

OWNERSHIP

Unit #: 402

Owner 1:	BYUN NELSON
Owner 2:	GAO YUFAN
Owner 3:	
Street 1:	88 PARK AVE #402
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GRABSCHEID BENJAMIN -
Owner 2:	-
Street 1:	88 PARK AVE #402
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 1620 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	615,800			615,800
Total Card	0.000	615,800			615,800
Total Parcel	0.000	615,800			615,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.12 | /Parcel: 380.12

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	143856
GIS Ref	
GIS Ref	
Insp Date	05/22/18

!13215!

PREVIOUS ASSESSMENT

Parcel ID: 170.B-0001-0402.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	615,800	0	.		615,800		Year end	12/23/2021
2021	102	FV	671,200	0	.		671,200		Year End Roll	12/10/2020
2020	102	FV	653,100	0	.		653,100	653,100	Year End Roll	12/18/2019
2019	102	FV	647,000	0	.		647,000	647,000	Year End Roll	1/3/2019
2018	102	FV	576,800	0	.		576,800	576,800	Year End Roll	12/20/2017
2017	102	FV	504,600	0	.		504,600	504,600	Year End Roll	1/3/2017
2016	102	FV	400,000	0	.		400,000	400,000	Year End	1/4/2016
2015	102	FV	374,200	0	.		374,200	374,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:26:35

LAST REV

Date	Time
08/11/21	14:11:15
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13215

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRABSCHEID BENJ	74627-181	1	5/7/2020		615,000	No	No		
MARAKOWSKI NATA	65664-320		7/1/2015		540,000	No	No		
COULTHARD CHRIS	59569-90		7/20/2012		330,000	No	No		
YU BEVERLY C	27852-402		11/7/1997		200,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/1/2013	276	Redo Kit	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/30/2020	SQ Returned	MM	Mary M
7/16/2020	SQ Mailed	MM	Mary M
5/22/2018	Measured	DGM	D Mann
3/8/2016	Sales Review	PT	Paul T
5/24/2013	Info Fm Prmt	EMK	Ellen K
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	143856
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6044																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1984	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	M - Multi-Level
% Own:	2.039999962
Name:	29 - 6044

DEPRECIATION

Phys Cond:	GD - Good	16. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		16.8 %

CALC SUMMARY

Basic $ / SQ:	325.00
Size Adj.:	0.87037039
Const Adj.:	0.99677026
Adj $ / SQ:	281.957
Other Features:	51067
Grade Factor:	1.10
NBHD Inf:	1.32500005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	740172
Depreciation:	124349
Depreciated Total:	615823

COMMENTS

Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	0
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	410.95
Special Features:	0	Val/Su Net:	380.12
Final Total:	615800	Val/Su SzAd	380.12

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,620	281.960	456,770

Net Sketched Area:	1,620	Total:	456,770
Size Ad	1620	Gross Area	1620	FinArea	1620
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

170.B-0001-0402.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	